

**50 Sullivan Rd, Douglas Park, NSW, 2569**

STONE

**House For Sale**

Wednesday, 23 October 2024

50 Sullivan Rd, Douglas Park, NSW, 2569

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Calling All Horse Enthusiasts

Nestled on a sprawling 5.31 acre property, This stunning custom built brick home offers a rare opportunity to embrace the tranquility of rural living in the tightly held village of Douglas Park. This property is a dream for horse enthusiasts, featuring a well-maintained grass arena for training, a rope round yard, and four separated paddocks, each equipped with shelters for the comfort of your horses. Additionally, it offers a large main shed with an awning ideal for tacking up and preparing for rides, along with a separate hay shed for convenient storage.

The 5-bedroom brick home is a showcase of elegance and comfort surrounded by picturesque landscapes and the soothing sounds of nature. The grounds are completely landscaped front to back with beautiful maintained gardens as you walk up the driveway. As you enter the home, you're greeted by high ceilings and an open-plan design that effortlessly combines space and light, creating a sense of grandeur and welcoming flow throughout. This home features a spacious formal living area and a dedicated formal dining room, perfect for hosting gatherings or enjoying special occasions in style. The additional living and meals area off the kitchen offers a more relaxed space for everyday living, complete with a cosy fireplace that creates a warm and inviting atmosphere. The kitchen has been tastefully updated with sleek granite stone benchtops, high-quality appliances, and a generous walk-in pantry, making it as functional as it is stylish for both casual meals and entertaining. Large windows wrap around the whole house offering you a beautiful outlook in any direction.

All the bedrooms in this home are thoughtfully designed with built-in robes, providing ample storage and comfort for every member of the family. The primary bedroom is oversized, offering a private retreat complete with a spacious walk-in robe, bay window and a modern ensuite for added luxury. Ceiling fans are installed in three bedrooms, and the home is equipped with ducted air conditioning throughout, ensuring year-round comfort no matter the season. The main bathroom is fully tiled, offering a sleek and modern look, and features both a bathtub and a separate shower, catering to all your family's needs. For added convenience, the toilet is located separately, allowing for easier access and use during busy mornings. This thoughtful layout ensures practicality without compromising on style.

Outside, the fully fenced and beautifully landscaped grounds invite you to discover their charm, complete with a large dam that enhances the property's rural appeal. Picture yourself enjoying evenings on the spacious wrap around timber porch, enveloped by vibrant gardens and the tranquil beauty of the countryside. The home includes a large 50,000L pool with a shallow end perfect for kids & family gatherings. This property offers a unique opportunity to connect with nature, featuring abundant natural wildlife and easy access to a tranquil creek, making it a peaceful retreat for outdoor enthusiasts.

Situated in the highly sought-after Douglas Park, this home offers a serene lifestyle away from the hustle and bustle of the city while still being within easy reach of essential amenities. Enjoy the nearby parks, picturesque landscapes, and a close-knit community atmosphere. The location also provides convenient access to quality schools, local shops, and transportation options, making daily commutes a breeze. With the train station just moments away providing a gateway to both the Southern Highlands and Campbelltown CBD.

### Features: Interior

- Beautiful open plan design of the family and living areas, spacious and adaptable for entertaining.
- Generous master bedroom featuring a gorgeous bay window overlooking stunning gardens.
- Abundant storage with double built-ins at the entry, laundry, and hallway, plus built-in robes in each of the 5 bedrooms.
- Large windows wrap around the home, providing beautiful views in every direction.
- Fantastic triple garage with an adjacent shade sail for additional protection.
- Horses are visible from the windows, with paddocks surrounding the house.
- Grass arena and rope round yard positioned for easy viewing from inside the home.
- Cozy wood burner for warmth during winter months.

Exterior:

- Impressive 50,000L pool with a beach entry
- Back deck offers shade and a refreshing breeze for summer relaxation.
- Lush trees and gardens create a peaceful escape for residents and attract native birds and wildlife.
- Grass arena and rope round yard for riding, strategically placed for visibility from the house.
- Separate hay shed and large main shed with awning for tacking horses and ride preparation.
- Dam accessible from all four paddocks, each equipped with shelters.
- 22,500L water tank at the shed for horse needs, connected to all four fully fenced paddocks.
- Electric fencing for added security.
- 105,000L water tank for the house, with a refill pipe for water trucks
- 2 million litre spring-fed dam with pump and irrigation lines for the garden.
- Dog-proof fence surrounding both the front and back yards.
- New ducted air conditioning installed in 2023 for year-round comfort.

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.